

**Avon Street
Glynneath
Neath
Neath Port Talbot.**

Price **£105,000**



- MID TERRACED PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- GROUND FLOOR FAMILY BATHROOM
- ENCLOSED SPACIOUS REAR GARDEN
- VILLAGE LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE
- VIEWING'S HIGHLY RECOMMENDED



General Description

We're delighted to offer for sale this 3 bedroom mid terraced property situated on Avon Street located in the heart of the popular village location of Glynneath. The property would be ideal for a First Time Buyer or Investment Purchase. Viewing's Highly Recommended.

EPC Rating: D59

Property Description

IDEAL FIRST TIME BUY We're delighted to offer for sale this mid terraced property situated on Avon Street located in the heart of the popular village location of Glynneath. The property comprises of sitting room, spacious lounge, kitchen and bathroom to ground floor with 3 bedrooms to first floor. Externally there is an enclosed rear garden with patio seating area with lawn area. The property benefits from double glazing and gas combi boiler, and recently re-wired throughout. The property is situated in a popular location within walking distance to local amenities, Vale of Neath Leisure Centre, easy access to the A465 and Dinas Rock and Glynneath's best picturesque water falls and tourist attractions. The property would be ideal for a First Time Buyer or Investment Purchase. Viewing's Highly Recommended. EPC-D

Entrance Hall

Double glazed door to front, double glazed decorative window to front, stairs to first floor, electric meter points, radiator, door leading into;

Reception Room 1 (10' 2" x 9' 10") or (3.09m x 3.00m)

Double glazed window to front, radiator.

Lounge (16' 1" x 13' 5") or (4.91m x 4.08m)

Gas feature fire place with surround, under stairs storage cupboard, coving to ceiling, radiator, double doors leading into;

Kitchen (7' 10" x 9' 2") or (2.40m x 2.80m)

Double glazed window to rear, double glazed door to rear leading to rear garden, wall and base units with work tops over, integrated electric oven and

integrated 4 ring electric hob with extractor fan over, stainless steel sink unit, space for fridge freezer, tiled flooring, Perspex roof, panelled walls, door into;

Bathroom (7' 8" x 5' 11") or (2.33m x 1.80m)

Three piece bathroom suite which includes panelled bath, low level w.c, wash hand basin, with tiled walls, vinyl flooring, radiator, single glazed window to rear, plumbing for washing machine.

1st Floor Landing

Doors leading to;

Bedroom 1 (16' 3" x 10' 6") or (4.96m x 3.21m)

3 x double glazed windows to front, radiator, coving to ceiling.

Bedroom 2 (13' 2" x 7' 7") or (4.01m x 2.32m)

Double glazed window to rear, radiator, airing cupboard housing a wall mounted gas combi boiler.

Bedroom 3 (9' 11" x 7' 3") or (3.02m x 2.20m)

Double glazed window to rear, loft access, radiator, coving to ceiling.

Externally.

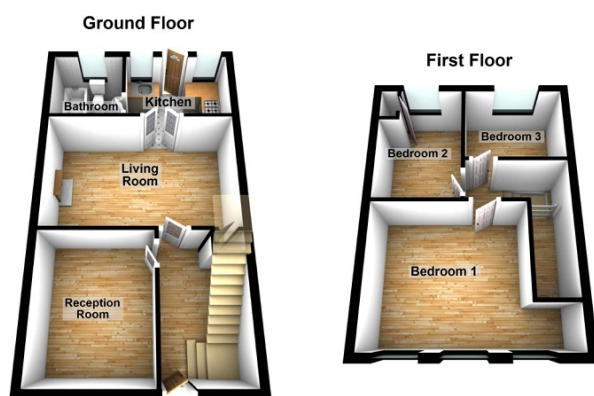
To the rear there is an enclosed spacious garden with seating patio area, perfect for entertaining, storage sheds, pathway leading down to rear gate for lane access, mainly laid to lawn with mature shrubs.

Tenure

Freehold

Council Tax

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Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.